

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF
TUESDAY, JULY 25, 1995
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Deputy Mayor Vargas at 10:07 a.m. The meeting was recessed by Deputy Mayor Vargas at 10:12 a.m. to convene the Housing Authority. The meeting was reconvened at 10:15 a.m. by Deputy Mayor Vargas with Mayor Golding not present. The meeting was recessed by Deputy Mayor Vargas at 10:17 a.m. to reconvene the Housing Authority. The meeting was reconvened at 10:19 a.m. by Deputy Mayor Vargas with Mayor Golding not present. Deputy Mayor Vargas recessed the meeting at 12:02 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Deputy Mayor Vargas at 2:06 p.m. with Mayor Golding, and Council Members Mathis, Stevens, and Stallings not present. Deputy Mayor Vargas recessed the regular meeting at 2:33 p.m. to reconvene the Housing Authority. The regular meeting was reconvened by Deputy Mayor Vargas at 3:15 p.m. with Mayor Golding not present. Deputy Mayor Vargas adjourned the meeting at 3:32 p.m. into Closed Session in the twelfth floor conference room to discuss the matter of negotiations with San Diego Gas & Electric Company for purchase of property located at the southwest corner of Murphy Canyon Road and Balboa Avenue.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Golding-excused by R-286223
(City business in Washington, D.C., regarding
San Diego Coastal Corrections Act of 1995)
- (1) Council Member Mathis-present
- (2) Council Member Harvey-present
- (3) Council Member Kehoe-present
- (4) Council Member Stevens-present
- (5) Council Member Warden-present
- (6) Council Member Stallings-present
- (7) Council Member McCarty-present

(8) Council Member Vargas-present

Clerk-Abdelnour (pr/mc)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

(M) Mayor Golding-not present
(1) Council Member Mathis-present
(2) Council Member Harvey-present
(3) Council Member Kehoe-present
(4) Council Member Stevens-present
(5) Council Member Warden-present
(6) Council Member Stallings-present
(7) Council Member McCarty-present
(8) Council Member Vargas-present

PUBLIC COMMENT:

None.

COUNCIL COMMENT:

None.

ITEM-330:

SUBJECT: This is the second of two public hearings regarding the annual assessments for the Scripps-Miramar Ranch Landscape Maintenance District. Following public testimony at today's meeting, the Council will consider and may confirm the proposed assessments.

(Scripps-Miramar Ranch Community Area. District-5.)

CITY MANAGER'S RECOMMENDATION:

Upon affirmative findings at today's public hearing, adopt the following Resolution:

(R-95-1639 Rev.1) ADOPTED AS AMENDED AS RESOLUTION R-286162

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance in the matter of the Scripps-Miramar Ranch Landscape Maintenance District.

CITY MANAGER SUPPORTING INFORMATION:

This action establishes the Fiscal Year 1996 assessments for the Scripps-Miramar Ranch Landscape Maintenance District. The district was originally formed in May 1981 to provide maintenance for landscaped medians and open space within the district. The Fiscal Year 1996 proposed maintenance costs for the district are as follows:

Contractual Maintenance	\$344,400
Personnel	51,208
Utilities	43,000
Incidentals	59,415
Total Expenses	\$498,023
Reserve	83,182
Total	\$581,205
Less Carry-over & Interest	(63,364)
Less City Contribution	(19,212)
Assessed to District	\$498,629

The proposed unit assessment for FY '96 is \$73.00. The unit assessment for FY '95 was \$62.76. The increase is due to the inclusion of several new landscaped projects in the district. It is recommended that Fiscal Year 1996 assessments be levied against property owners of the Business Park plus adjoining commercial/industrial properties that were not previously assessed.

FILE LOCATION: STRT M-356

COUNCIL ACTION: (Tape location: A156-396.)

Hearing began at 10:19 a.m. and halted at 10:36 a.m.

Testimony in opposition by George Coleman Jr. and Tom Moore.

MOTION BY WARDEN TO ADOPT THE RESOLUTION AS AMENDED AS FOLLOWS: 1) PLACE A ZERO ASSESSMENT ON THE SCRIPPS RANCH BUSINESS PARK, SINCE THE BUSINESS PARK DOES NOT BENEFIT FROM THE SCRIPPS-MIRAMAR RANCH LANDSCAPE MAINTENANCE DISTRICT; 2) PLACE A ZERO ASSESSMENT ON PROPERTY REPRESENTED BY TOM MOORE UNTIL A FINAL MAP IS FILED; AND 3) APPROVE THE CITY MANAGER'S RECOMMENDATION FOR THE REMAINING PORTION OF THE

LANDSCAPE MAINTENANCE DISTRICT TO CONFIRM THE ASSESSMENT,
APPROVE THE MODIFIED MAP, AND ORDER THE PROPOSED MAINTENANCE
OF THE SCRIPPS-MIRAMAR LANDSCAPE MAINTENANCE DISTRICT.
Second by Harvey. Passed by the following vote:
Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea,
Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-not
present.

ITEM-331:

SUBJECT: Two actions related to Scripps Miramar Ranch Public
Facilities Financing Plan and Facilities Benefit
Assessment.

(Scripps Miramar Ranch Community Area. District-5.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-95-1924) ADOPTED AS RESOLUTION R-286163

Approving the document entitled "Scripps Miramar Ranch
Public Facilities Financing Plan and Facilities Benefit
Assessment, Fiscal Year 1996, June, 1995."

Subitem-B: (R-95-1925) ADOPTED AS RESOLUTION R-286164

Resolution of Intention to designate an area of benefit
in Scripps Miramar Ranch and setting the time and place
for holding a public hearing.

FILE LOCATION: STRT FB-11

COUNCIL ACTION: (Tape location: A030-118.)

CONSENT MOTION BY WARDEN TO ADOPT. Second by Harvey.
Passed by the following vote: Mathis-yea, Harvey-yea,
Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea,
McCarty-yea, Vargas-yea, Mayor Golding-not present.

ITEM-332:

SUBJECT: Re-Use of General Dynamics' Kearny Mesa Site.

(See City Manager Report CMR-95-160. Kearny Mesa
Community Area. District-6.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-96-32 Rev.) ADOPTED AS AMENDED AS RESOLUTION R-286165

Authorizing the City Manager to execute a Memorandum of
Understanding (MOU) with General Dynamics Corporation,
for reuse planning of General Dynamics' Kearny Mesa
site.

FILE LOCATION: MEET CONFY96-1

COUNCIL ACTION: (Tape location: A390-C325.)

MOTION BY STALLINGS TO ADOPT THE RESOLUTION AS AMENDED WITH
THE FOLLOWING PROVISIONS: 1) AMEND PARAGRAPH 5 (g) OF THE
MOU AS FOLLOWS: APPLICANT WILL MEET WITH REPRESENTATIVES OF
THE CONVAIR RECREATION ASSOCIATION (CRA) AND THE CITY'S PARK
AND RECREATION DEPARTMENT TO IDENTIFY WAYS IN WHICH THE USES
AND FACILITIES IN MISSILE PARK MAY BE RETAINED, REPLICATED,
OR TRANSFERRED. SITE OPTIONS FOR RETENTION, REPLICATION, OR
TRANSFER INCLUDE THE EXISTING MISSILE PARK SITE, OTHER
LOCATIONS ON THE GENERAL DYNAMICS SITE, OR EXISTING OR
PLANNED PUBLIC PARKS OR RECREATION FACILITIES. THE CITY'S
PARK AND RECREATION DEPARTMENT WILL CONDUCT AN ANALYSIS OF
THE MISSILE PARK FACILITIES, TO BE COMPLETED WITHIN THIRTY
(30) DAYS. 2) IN EXHIBIT C OF THE MOU ADD THE FOLLOWING
TEXT BETWEEN "CITY COUNCIL APPROVAL OF MOU" AND "GENERAL
DYNAMICS SUBMITTAL OF APPLICATIONS:" COMMUNITY MEETING
REQUESTING INPUT FROM SAN DIEGO RESIDENTS REGARDING THE
REUSE OF THE GENERAL DYNAMICS SITE (CONDUCTED BY CITY STAFF,
WITH APPLICANT'S PARTICIPATION). 3) DIRECT THE CITY MANAGER
TO WORK OUT THE LANGUAGE WITH GENERAL DYNAMICS
REPRESENTATIVES. BRING BACK THE MOU TO COUNCIL FOR
APPROVAL. Second by Warden. Passed by the following vote:
Mathis-yea, Harvey-yea, Kehoe-nay, Stevens-yea, Warden-nay,
Stallings-yea, McCarty-nay, Vargas-yea, Mayor Golding-not
present.

ITEM-333:

SUBJECT: Annual Appropriation Ordinance for Fiscal Year 1995-96.

CITY MANAGER'S RECOMMENDATION:

Introduce and adopt the following ordinance:

(O-96-3) INTRODUCED AND ADOPTED AS ORDINANCE O-18193 (New Series)

Introduction and adoption of an Ordinance adopting the Annual Budget for the Fiscal Year 1995-96 and appropriating the necessary money to operate the City of San Diego for said fiscal year.

NOTE: See Item 203 on the regular docket of Monday, July 24, 1995, for the first public hearing.

FILE LOCATION: MEET Budget - Annual (Record Series #5)

COUNCIL ACTION: (Tape location: C328-474; D013-340.)

MOTION BY McCARTY TO INTRODUCE, DISPENSE WITH THE READING AND ADOPT THE ORDINANCE. Second by Mathis. Passed by the following vote: Mathis-yea, Harvey-nay, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-not present.

ITEM-S500:

SUBJECT: Annual Assessments for the San Diego Street Light Maintenance District No. 1. On July 18, 1995, Council voted to confirm the assessments for the District, except the assessments for Linda Vista and Emerald Hills, which were continued to today's meeting.

(Continued from the meeting of July 18, 1995, Item 332a, at the request of Councilmember Stallings and Councilmember Stevens, for assessment information for Linda Vista and Emerald Hills.)

CITY MANAGER'S RECOMMENDATION:

Upon affirmative findings at today's public hearing, adopt the following Resolution:

(R-95-1581 Rev.1) ADOPTED AS AMENDED AS RESOLUTION
R-286166

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance in the matter of the San Diego Street Light Maintenance District. No. 1.

CITY MANAGER SUPPORTING INFORMATION:

This action establishes the FY 1996 assessments for the San Diego Street Light Maintenance District No. 1 (District). The District provides funding for the energy and maintenance costs for lighting levels above standard "City safety" lighting to 55 subdistricts. New areas are added to the District by annexation. Approximately 40 percent of the street lights within the District are required for safety lighting. The City pays for this obligation by providing in-kind maintenance service and cash to the District. As a part of this action it is proposed to annex the following into the District:

- property to be known as the Robinhood Creek subdistrict
- property to be known as the Ocean Beach #2 subdistrict
- property to be known as the Plaza Boulevard subdistrict

All property owners in the above areas to be annexed will be notified of the proposed annexation hearings and their rights regarding protest of the proposed actions. The proposed assessment to the District for FY '96 is \$564,144 compared with \$420,000 for FY '95. The increase is a result of:

- a) an electrical energy rate increase of approximately 7 percent;
- b) higher energy usage due to the use of high pressure sodium vapor (HPSV) street lights and increased levels of lighting in certain subdistricts;
- c) a smaller City contribution of in-kind services and Gas Tax funds; and
- d) the operation and maintenance of more street lights in areas annexed in FY '95. Assessment costs vary for each subdistrict depending on the number and type of lights. Subdistrict costs are divided by the amount of assessable street frontage within each subdistrict to calculate a rate for each subdistrict.

FILE LOCATION: STRT-M-344

COUNCIL ACTION: (Tape location: E364-643.)

Hearing began at 3:16 p.m. and halted at 3:31 p.m.

MOTION BY WARDEN TO ADOPT THE RESOLUTION AS AMENDED TO ACCEPT THE REVISED NUMBERS FOR THE 13 SUBDISTRICTS THAT WERE SUBMITTED BY THE CITY MANAGER AND READ INTO THE RECORD AS FOLLOWS:

FY '95 RATE	NOTICED RATE	REVISED FY '96 RATE
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RUSSELL HEIGHTS	0.13	0.18	0.12
LOMA PALISADES	0.12	0.25	0.12
MISSION VALLEY #2	0.80	1.25	0.92
UNIVERSITY CITY	0.07	0.20	0.07
SUNSET CLIFFS #2	0.03	0.06	0.03
SUNSET CLIFFS #1	0.03	0.08	0.02
PRESIDIO HILLS	0.17	0.24	0.15
MISSION VALLEY #1	0.76	0.97	0.83
COLLWOOD #1	0.13	0.21	0.12
COLLEGE GROVE #1	0.33	0.41	0.36
EMERALD HILLS ESTATES	0.12	0.18	0.11
TALMADGE PARK	0.22	0.26	0.21
EASTGATE TECHNOLOGY PAR	0.68	0.93	0.70

APPROVE THE CITY MANAGER'S RECOMMENDATION TO FREEZE THE ASSESSMENTS FOR LINDA VISTA AT FIFTY CENTS DUE TO THE CONTINUING CONCERNS REGARDING THE LEVEL OF ASSESSMENTS FOR THIS SUBDISTRICT. THE CITY MANAGER IS TO REEVALUATE THE ASSESSMENTS AND WORK WITH COUNCIL MEMBER STALLINGS AND THE COMMUNITY ON THE ASSESSMENT OF THIS SUBDISTRICT. Second by Stallings. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-not present.

NON-DOCKET ITEMS:

None.

ADJOURNMENT:

The meeting was adjourned by Deputy Mayor Vargas at 3:32 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: E644.)